

# **Planning & Zoning Commission**



## **May 3, 2016**

Regular Business Meeting



# Wylie Planning and Zoning Commission

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## NOTICE OF MEETING

Regular Meeting Agenda  
**Tuesday, May 3, 2016 – 6:00 p.m.**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building #100**

Ron Smith..... Chair  
Dennis Larson..... Vice Chair  
David Williams ..... Commissioner  
Mike McCrossin ..... Commissioner  
Randy Owens ..... Commissioner  
Jerry Stiller ..... Commissioner  
Sonia Ahmed..... Commissioner

Renaè Ollie ..... Planning Director  
Jasen Haskins..... Sr. Planner  
Kevin Molina ..... Planner  
Mary Bradley ..... Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.*

*Hearing impaired devices are available from the City Secretary prior to each meeting.*

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### CALL TO ORDER

*Announce the presence of a Quorum.*

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### INVOCATION & PLEDGE OF ALLEGIANCE

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### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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1. Consider and act upon approval of the Minutes from April 19, 2016, Regular Meeting.

## REGULAR AGENDA

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### Public Hearing

1. Hold a Public Hearing and consider and act upon, a recommendation to the City Council regarding a Replat for Century Business Park Addition, creating two lots on 6.245 acres. Property generally located on Old Alanis Lane between State Highway 78 and Century Way.
2. Hold a Public Hearing and consider and act upon, a recommendation to the City Council regarding a change of zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-06**
3. Hold a Public Hearing and consider a recommendation to the City Council, amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. **ZC 2016-07**

## ADJOURNMENT

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## CERTIFICATION

*I certify that this Notice of Meeting was posted on the 29th day of April, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**

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# Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday April 19, 2016 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

## **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:03 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Mike McCrossin, Commissioner Randy Owens, Commissioner Jerry Stiller, and Commissioner Sonia Ahmed. Vice Chair Dennis Larson and Commissioner David Williams were absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

## **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the Invocation and Commissioner Stiller led the Pledge of Allegiance.

## **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the March 15, 2016, Regular Meeting.

### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for March 15, 2016, as submitted. Motion carried 5 – 0.

## **REGULAR AGENDA**

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### **Regular Agenda**

## **Final Plat Creekwood Estates**

Consider and act upon a recommendation to the City Council regarding a Final Plat for Reyes Estates, creating two single family residential lots, generally located in the City of Wylie ETJ north of the intersection of Beaver Creek Road and Willow Bend Street.

### **Staff Presentation**

Mr. Molina stated that the property is located within Wylie Extraterritorial Jurisdiction and Collin County. The subject plat will create 2 single-family residential lots out of 3.611 acres. The plat will dedicate five feet of Right-of-Way for Beaver Creek Road.

Staff recommends approval subject to additions and alterations as required by the City Engineer.

### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner Ahmed, to recommend approval to the City Council for Final Plat Reyes Estates. Motion carried 5 – 0.

## **Public Hearing**

### **Zoning Case ZC 2016-05 – Specific Use Permit 510 Kamber Lane**

Hold a Public Hearing and consider a recommendation to the City Council regarding a request for a Specific Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property generally located north of Brown Street and west of Ballard Avenue, 510 Kamber Lane.  
**ZC 2016-05**

### **Staff Presentation**

Mr. Haskins stated that staff has worked with the applicant since last April on the submittal. Staff did some researching, and concluded that a request for a Specific Use Permit was the best approach. He thanked the applicant, Ms. Young for her patience and understanding. Mr. Haskins also thanked Mr. Molina for stepping up and completing the report, while he was out of the office.

Mr. Haskins stated that the property is zoned Single Family 10/24, and was platted in 1984. The applicant proposes to install amateur communication tower with two whipping antennas to be anchored by the rear wall of the property and the ground. The applicant has submitted a site plan that shows one antenna that measures 15 feet from the ground and the other that measure 38 feet from the ground.

An amateur communication tower reception and over-air transmission are governed by FCC regulations. However, federal rules allow local government to exercise acceptable health, safety and aesthetic considerations with local ordinances and regulations.

Twenty-seven notifications were mailed with five responses returned in favor and no responses were received in opposition of the request.

Commissioners questioned if the applicant is requesting one or two towers and the height of the towers. Mr. Haskins stated that the applicant proposes two antennae's and not a tower. Ms. Johnnie Young, 510 Kamber Lane, applicant, stated that a tower is three-sided. One antenna is five foot, placed on a ten foot pipe. Another antenna is twenty-eight foot, also on a ten foot pipe. The five foot antennae will be visible only to the neighbors behind the applicants' house. The twenty-eight foot antennae will protrude above the roof line.

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner McCrossin and Commissioner Stiller made a motion to recommend approval to the City Council for Specific Use Permit for 510 Kamber Lane, Zoning Case 2016-05. Motion carried 5 – 0.

### **ADJOURNMENT**

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A motion was made by Commissioner Stiller, and seconded by Commissioner Owens to adjourn the meeting. All Commissioners were in consensus.

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**Ron Smith, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant**

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# Wylie Planning & Zoning AGENDA REPORT

<b>Meeting Date:</b>	<u>May 3, 2016</u>	<b>Public Hearing Item Number:</b>	<u>1</u> <i>(City Secretary's Use Only)</i>
<b>Department:</b>	<u>Planning</u>		
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Subdivision:</b>	<u>Century Business Park Addition</u>
<b>Date Prepared:</b>	<u>April 25, 2016</u>	<b>Zoning District:</b>	<u>Commercial Corridor / Light Industrial</u>
		<b>Exhibits:</b>	<u>Final Plat</u>

## Subject

Hold a Public Hearing and consider and act upon, a recommendation to the City Council regarding a Replat for Century Business Park Addition, creating two lots on 6.245 acres, generally located on Old Alanis Lane between State Highway 78 and Century Way.

## Recommendation

Motion to recommend approval to the City Council regarding a Replat Plat for Century Business Park Addition, creating two lots on 6.245 acres, generally located on Old Alanis Lane between State Highway 78 and Century Way.

## Discussion

**APPLICANT:** Brad Sparr, Sparr Surveys

**OWNER:** Heatley Properties, Inc.

The purpose of the Plat is to create two lots of 2.460 acres (1B1) and 3.785 acres (1B2) from the one lot of 6.245 acres (1B). The lot is currently split-zoned Commercial Corridor and Light Industrial with the CC zoning being the northwest section of the lot fronting State Highway 78 and the southern LI portion running along Old Alanis Lane. The proposed plat would mark the CC zoned parcel as Lot 1B1 and the LI zoned parcel as 1B2.

A Zoning Case (SUP) for Lot 1B2 is also on this agenda for consideration.

This Final Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

## Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	<u>RO</u>	<u>04/29/16</u>



**LEGEND:**

FIR 'SPARR' DENOTES A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.

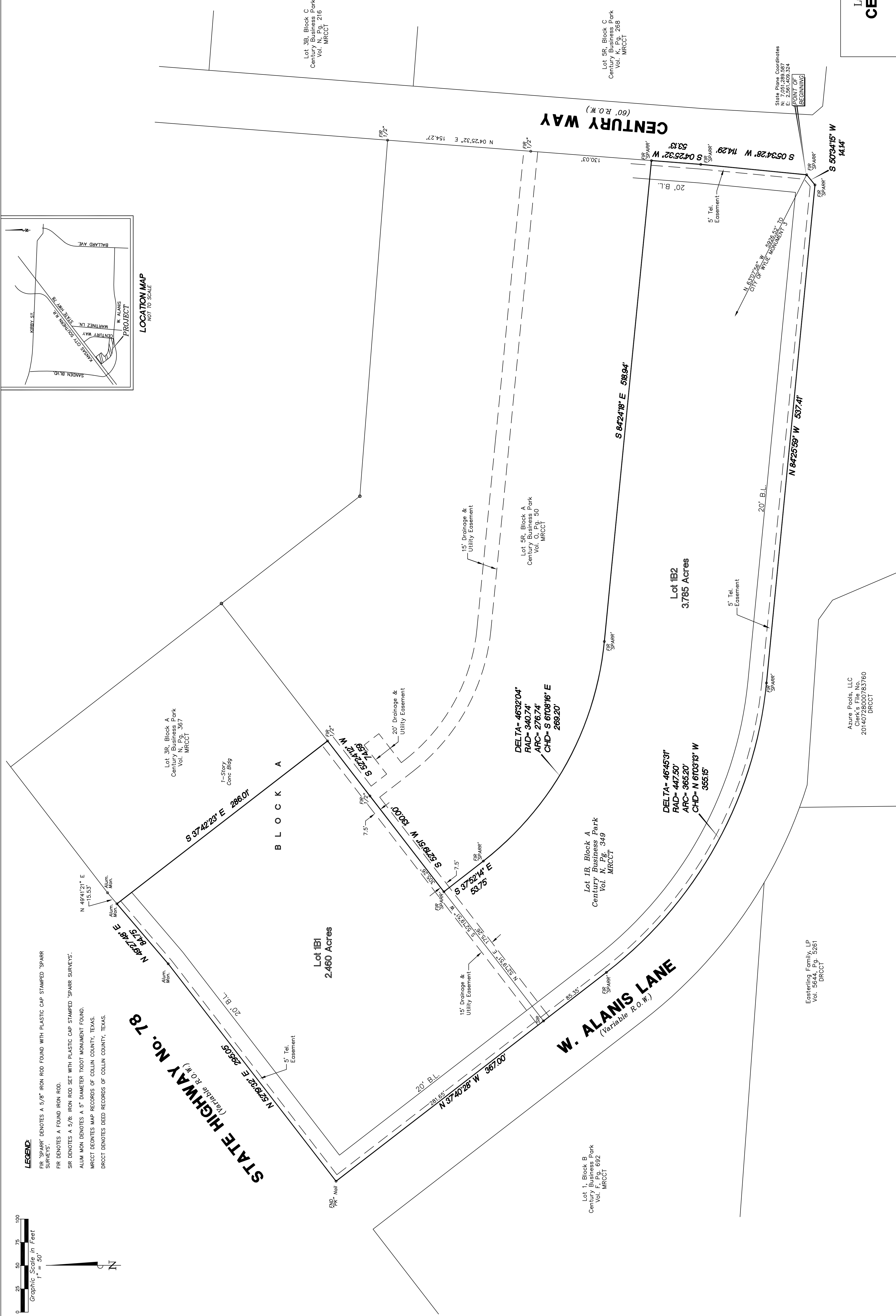
FIR DENOTES A FOUND IRON ROD.

SIR DENOTES A 5/8: IRON ROD SET WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.

ALUM MON DENOTES A 5" DIAMETER TXDOT MONUMENT FOUND

MRCCT DEONTES MAP RECORDS OF COLLIN COUNTY, TEXAS.

DRCCT DENOTES DEED RECORDS OF COLLIN COUNTY, TEXAS.



**NOTES:**

1) BEARINGS ESTABLISHED BY ASSUMING S 04°25'32" W ALONG THE WEST LINE OF CENTURY WAY.

2) ALL LOTS COMPLY WITH THE MINIMUM ZONING REQUIREMENTS FOR THE CITY OF WYLLIE, COLLIN COUNTY, TEXAS.

3) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO WITHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT

LOT 1B1 and LOT 1B2: BLOCK A

# CENTURY BUSINESS PARK

## BEING A REPLAT OF

LOT 1B, BLOCK A

# CENTURY BUSINESS PARK

KE STRICKLAND SURVEY

ABSTRACT No. 841  
CITY OF WYOMING

CITY OF WYLIE,  
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD

CHECKED BY: B. D. S.

SCALE:  $\frac{1''}{50'}$ DATE: APRIL 7, 2016

PAGE 1 OF 2

**OWNER**  
HEATLEY PROPERTIES, INC.

9901 VALLEY RANCH PKWY, SUITE 20200  
IRVING, TX 75063

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**PRELIMINARY, THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT**

OWNERS CERTIFICATE

STATE OF TEXAS            ||  
COUNTY OF COLLIN       ||

**WHEREAS** Healey Properties, Inc., is the owner of Lot 1B, Block A of Century Business Park, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume N, Page 349 in the Map Records of Collin County, Texas, and being a part of that same tract of land as described in deed to Healey-Moist, Inc., Trustee recorded under Clerk's File No. 96-0000740 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the southwest end of a corner clip at the intersection of the west line of Century Way (60 foot right-of-way), with the north line of W. Alanis Lane (variable width right-of-way):

**THENCE** South 50 degrees 34 minutes 15 seconds West, along said corner clip, 14.14 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the north line of said W. Alanis Lane;

**THENCE** North 84 degrees 25 minutes 59 seconds West, along the north line of said W. Alanis Lane, 537.41 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the right having a radius of 447.50 feet;

**THENCE** northwesterly, continuing along the north line of said W. Alanis Lane and along said curve to the right, through a central angle of 46 degrees 45 minutes 31 seconds, an arc distance of 365.20 feet and having a chord which bears North 61 degrees 03 minutes 13 seconds West, 355.15 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

**THENCE** North 37 degrees 40 minutes 28 seconds West, continuing along the north line of said W. Alanis Lane, 367.00 feet to a 'PK' nail found at the intersection of the north line of said W. Alanis Lane with the southeast line of State Highway No. 78 (variable width right-of-way);

**THENCE** North 52 degrees 19 minutes 32 seconds East, along the southeast line of said State Highway No. 78, 295.05 feet to aluminum TXDOT monument found;

**THENCE** North 49 degrees 27 minutes 48 seconds East, continuing along the southeast line of said State Highway No. 78, 84.75 feet to aluminum TXDOT monument found at the west corner of Lot 3R, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume N, Page 367 MRCCCT;

**THENCE** South 37 degrees 42 minutes 23 seconds East, departing the southeast line of said State Highway No. 78, along the southwest line of said Lot 3R, 286.01 feet to a 1/2-inch iron rod found at the south corner of said Lot 3R and lying in the northwest line of Lot 5R, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume O, Page 50 MRCCCT;

**THENCE** South 52 degrees 24 minutes 12 seconds West, along the northwest line of said Lot 5R, 74.59 feet to a 1/2-inch iron rod found;

**THENCE** South 52 degrees 19 minutes 51 seconds West, continuing along the northwest line of said Lot 5R, 130.00 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 5R;

**THENCE** South 37 degrees 52 minutes 14 seconds East, along the south line of said Lot 5R, 53.75 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 340.74 feet;

**THENCE** southeasterly, continuing along the south line of said Lot 5R, along said curve to the left, through a central angle of 46 degrees 32 minutes 04 seconds, an arc distance of 276.74 feet and having a chord which bears South 61 degrees 08 minutes 16 seconds East, 269.20 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

**THENCE** South 84 degrees 24 minutes 18 seconds East, continuing along the south line of said Lot 5R, 518.94 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the west line of said Century Way;

**THENCE** South 04 degrees 25 minutes 32 seconds West, along the west line of said Century Way, 53.13 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

**THENCE** South 05 degrees 34 minutes 28 seconds West, continuing along the west line of said Century Way, 114.29 feet to the **POINT of BEGINNING** and **CONTAINING** 6.245 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Healey Properties, Inc., acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as **LOT 1B1 and Lot 1B2, Block A, A REPLAT OF LOT 1B, BLOCK A of CENTURY BUSINESS PARK**, an addition to the City of Wylie, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Wylie's use thereof. The City of Wylie and public utility entity shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective utility easements. The City of Wylie and public utility entities shall also have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective utility easements. The City of Wylie and public utility entities shall also have the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Michael D. Healey, President  
Healey Properties, Inc.

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael D. Healey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public  
The State of Texas

My Commission Expires

SURVEYOR CERTIFICATION

STATE OF TEXAS  
COUNTY OF COLLIN

That I, Brad Sparr, do hereby certify that I have prepared this plat from an actual survey of the property and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie, Texas.

\_\_\_\_\_  
Brad Sparr  
Registered Professional  
Land Surveyor No. 3701

Date

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brad Sparr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public  
The State of Texas

My Commission Expires

-RECOMMENDED FOR APPROVAL-

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Date

\*APPROVED FOR CONSTRUCTION\*

\_\_\_\_\_  
Mayor  
City of Wylie, Texas

Date

\*ACCEPTED\*

\_\_\_\_\_  
Mayor  
City of Wylie, Texas

Date

STATE OF TEXAS  
COUNTY OF COLLIN

The undersigned, City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing replat of Lot 1B1 and Lot 1B2, Block A of Century Business Park, an addition to the City of Wylie, Texas, was drafted and prepared in accordance with the City of Wylie's Ordinance No. 2009-01, and the Council by the replat action has authorized the Mayor to accept the dedication of streets, alleys, parks, and thereupon authorized the Mayor to note the acceptance thereof by signing his name as hereinabove described.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Secretary  
City of Wylie, Texas

FINAL PLAT

LOT 1B1 and LOT 1B2, BLOCK A  
**CENTURY BUSINESS PARK**

BEING A REPLAT OF

LOT 1B, BLOCK A

**CENTURY BUSINESS PARK**  
DUKE STRICKLAND SURVEY  
ABSTRACT No. 841  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD  
CHECKED BY: B.D.S.  
DATE: APRIL 7, 2016  
PAGE 2 OF 2  
JOB NO. 16394E

**OWNER**  
HEALEY PROPERTIES, INC.  
10000 HEALEY PARKWAY, SUITE 2020  
IRVING, TX 75063  
TBP/L'S FIRM No. 10059300



**PRELIMINARY, THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT  
BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT**

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# Wylie Planning and Zoning Commission

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## AGENDA REPORT

**Meeting Date:** May 3, 2016  
**Department:** Planning  
**Prepared By:** Renae' Ollie  
**Date Prepared:** April 28, 2016

**Public Hearing  
Item Number:** 2

**Zoning Case Number** 2016-06  
**Exhibits:** Location Map,  
Exhibits , Notification List/Map  
and Responses

### Subject

Hold a Public Hearing and consider, and act upon, a change in zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow for Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-06**

### Recommendation

Motion to recommend denial to the City Council regarding a change in zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow for Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-06**

### Discussion

**Owner: Heatley Moist Inc. Trustee**

**Applicant: Regional Management CO., Inc.**

The applicant is requesting a Specific Use Permit to allow for the construction of a mini-warehouse (self-storage) facility with a modification to the parking requirements on 378 acres located southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 190,500 gross square feet of self-storage and 1,220 square feet of office space to serve the storage facility.

Building A will be three stories and consists of 41,900 sq. ft. per floor for a total of 125,700 gross square feet. Building D as labeled on the plans is two stories and will consists of 21,600 square feet per floor, for a total of 64,800 gross square feet. There are 1,441 total units.

In addition, the applicant is proposing a reduction in parking. The current ordinance requires 1 parking space for every 20 units, which would be 72 spaces. Per the SUP Conditions (Exhibit B) the proposed parking is 25 spaces, approximately 35% of the required.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance. The exterior façade conforms to the required design standards with stucco, king size brick, and cultured stone veneer.

There are currently twelve self-storage facilities within a 2 mile radius of Wylie's main intersection (FM 544 & SH 78), as listed in the Reference USA research database (Exhibit E). Total square footage ranges from as low as 2,500 to 39,999 sf. In 2012 Phase 3 of an adjacent storage facility was completed and contained more than 26,000 sf of storage space. Most recently in 2015, 102,000 square feet of self-storage was approved in conjunction with 16,500 square feet of retail space on Country Club Road, less than 2-1/2 miles away.

In 2007 City Council adopted an Ordinance specifying the location of Mini-Warehouse uses throughout the City. Prior to 2007, Mini-Warehouse uses were allowed by right within Commercial Corridor (CC) District, Light Industrial (LI), and with a Special Use Permit (SUP) within the Community Retail (CR) District. Upon the adoption of Ordinance 2007-04 Mini-Warehouse uses continued to be allowed by right within LI and HI districts, allowed with an SUP in CC and prohibit the use within CR District.

In 2011, Council again directed staff to revisit land use categories and specifically address mini-storage uses. With the adoption of Ordinance 2012-01, Mini-Warehouse uses were allowed with the approval of an SUP only within LI & HI zoning districts.

The Special Use Permit requirement for a use in a district does not constitute an authorization or an assurance that the use will be permitted. Each SUP shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate.

The Comprehensive Land Use Plan designates this area along SH 78 as General Urban Sector, promoting a wide range of opportunities to "live, work & play". Generally supporting retail, service, office, light production and research development uses. It is staff's opinion that a stand-alone Self-Storage facility does not meet the objectives outlined in the Comprehensive Land Use Plan. Chapter 7 Economic Development of the Comprehensive Land Use Plan states as an objective *to adopt an aggressive economic development process to help existing industrial park tenants relocate from Wylie's major linear corridors: FM 544 and SH 78.*

The WEDC has been very active in relocating industrial uses from the major corridors. Chapter 3 Land Use, Objective 3.10 states to *Initiate proper zoning that would set aside land to encourage professional facilities and to expand upon and support the business environment.* Chapter 4 Transportation Objective 4.60 states: *Provide a vision for major corridors which increases quality, development standards, sense of place, and circulation access.*

As of posting, City Council has received more than 240 emails opposing the request.

Notification/Responses: Eleven notifications were mailed to property owners within 200 feet of the proposal. Five responses were received opposing the request at the time of posting, and no responses in favor of the request. Nineteen comment forms were received from outside the 200' notification area, six additional forms from a single business at 1327 Century Way (within 200').

**Approved By**

**Department Director**

*Initial*

RO

*Date*

04-29-16

**BEING** a part of Lot 1B, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume N, Page 349 in the Map Records of Collin County, Texas, and being a part of that same tract of land as described in deed to Heatley-Moist, Inc., Trustee recorded under Clerk's File No. 96-0000740 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the southwest end of a corner clip at the intersection of the west line of Century Way (60 foot right-of-way), with the north line of W. Alanis Lane (variable width right-of-way);

**THENCE** South 50 degrees 34 minutes 15 seconds West, along said corner clip, 14.14 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the north line of said W. Alanis Lane;

**THENCE** North 84 degrees 25 minutes 59 seconds West, along the north line of said W. Alanis Lane, 537.41 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the right having a radius of 447.50 feet;

**THENCE** northwesterly, continuing along the north line of said W. Alanis Lane and along said curve to the right, through a central angle of 46 degrees 45 minutes 31 seconds, an arc distance of 365.20 feet and having a chord which bears North 61 degrees 03 minutes 13 seconds West, 355.15 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

**THENCE** North 37 degrees 40 minutes 28 seconds West, continuing along the north line of said W. Alanis Lane, 85.35 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

**THENCE** North 52 degrees 19 minutes 51 seconds East, departing the north line of said W. Alanis Lane 175.26 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the southwest corner of Lot 5R, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume O, Page 50 MRCCT;

**THENCE** South 37 degrees 52 minutes 14 seconds East, along the south line of said Lot 5R, 53.75 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 340.74 feet;

**THENCE** southeasterly, continuing along the south line of said Lot 5R, along said curve to the left, through a central angle of 46 degrees 32 minutes 04 seconds, an arc distance of 276.74 feet and having a chord which bears South 61 degrees 08 minutes 16 seconds East, 269.20 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

**THENCE** South 84 degrees 24 minutes 18 seconds East, continuing along the south line of said Lot 5R, 518.94 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the west line of said Century Way;

**THENCE** South 04 degrees 25 minutes 32 seconds West, along the west line of said Century Way, 53.13 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

**THENCE** South 05 degrees 34 minutes 28 seconds West, continuing along the west line of said Century Way, 114.29 feet to the **POINT of BEGINNING** and **CONTAINING** 3.785 acres of land.

**EXHIBIT “B”**  
**CONDITIONS OF THE SPECIAL USE PERMIT**  
**ZONING CASE #\_\_\_\_\_**

The following conditions shall apply to said property included in the Legal Description in Exhibit “A” of this zoning ordinance, being a part of Lot 1B, Block A, comprising a total of 3.785 acres of land within Century Business Park, an addition to the City of Wylie, Texas, as recorded in Volume N, page 349 of the Map Records of Collin County, Texas.

**Special Use Permit Requirements:**

- I. **Statement of Purpose:** The purpose of this Special Use Permit is to develop a mini-warehouse (self-storage) facility with a modification for parking.
- II. **Statement of Affect:** This Special Use Permit shall not affect any regulation found in the Zoning Ordinance as adopted and amended, except as specifically provided herein.
- III. **General Regulations:** All regulations providing for a Light Industrial District as set forth in Article 4 of the Zoning Ordinance are included as reference and shall apply as set forth on the Development Plan, except as otherwise specified under the Specific Regulations within this document. The conditions contained within this document and the conditions of the Zoning Ordinance shall constitute all the zoning requirements applicable to the Special Use Permit.
- IV. **Development Plan:** Development shall be in conformance with the Development Plan attached hereto as Exhibit “C”; however, in the event of conflict between the Development Plan and the written conditions of this ordinance, the written conditions shall apply. The Development Plan shall serve as a Preliminary Plat for this development.
- V. **Landscape Plan:** Development shall be in general conformance with the Landscape Plan attached hereto as Exhibit “D”.
- VI. **Elevations:** Development shall be in general conformance with the Elevations attached hereto as Exhibit “E”.
- VII. **Specific Regulations:**
  - A. The following uses as defined in the current Comprehensive Zoning Ordinance shall be permitted on the Property in addition to the Light Industrial District uses in the respective locations identified on the Development Plan: mini-warehouse (self-storage) uses.
  - B. The subject property shall be in conformance with all regulations of the Light Industrial District set forth in Section 4.2, Section 4.3, and Section 5.2 of the current Zoning Ordinance (and as amended), except as provided herein.
  - C. **Mini-warehouse (Self-Storage) Regulations:**



1. Height of Main Structure: The maximum height of the main structure is 50 feet.
2. Number of stories: The maximum number of stories is four.
3. Residential proximity: The residential proximity slope is 3:1 from any residential lot line.
4. Front yard setback: The minimum front yard setback is 25 feet.
5. Side yard setback: The minimum side yard setback is 10 feet.
6. Rear yard setback: The minimum rear yard setback is 25 feet.
7. Lot Coverage: The maximum lot coverage is 50%.
8. Required Parking: The required parking is 25 spaces.

# ALL STORAGE

ALANIS @ HWY. 78

LOT 1B, BLOCK A SF TABLE			
MINI-STORAGE USE	SF	BLDG. HEIGHT	
OFFICE	1,220 SF		
BUILDING A	125,700 SF		
BUILDING B	64,800 SF		
TOTAL:	191,720 GROSS SF		

LOT 1B, BLOCK A SUMMARY TABLE		"LI"
EXISTING ZONING:		MINI-WAREHOUSE & RETAIL USE
PROPOSED USE:		MINI-WAREHOUSE & RETAIL USE
LOT AREA:	164,871 SF / 3.78 ACRES	
MINI-WAREHOUSE USE	190,500 SF	
MINI-WAREHOUSE OFFICE	1,220 SF	
TOTAL SQUARE FOOTAGE:	191,720 SF	
LOT COVERAGE:	64,720 SF - 39%	
PERVIOUS COVER:	-%	
FAR:	1.16:1	

LOT 1B, BLOCK A, PARKING TABLE		1 SPACE PER 20 UNITS
STORAGE PARKING		1 SPACE PER 20 UNITS
STORAGE OFFICE REQUIRED	1,220/400 SF = 3 REQUIRED (3 PROVIDED)	
STORAGE REQUIRED (ESTIMATED)	191,720/133 SF = 1,441 UNITS (72 SPACES)	
ACCESSIBLE SPACES REQUIRED:	4 SPACES	
ACCESSIBLE SPACES PROVIDED:	4 SPACES	
OVERALL REQUIRED	75 SPACES	
OVERALL PROVIDED	29 SPACES	

## GENERAL NOTES:

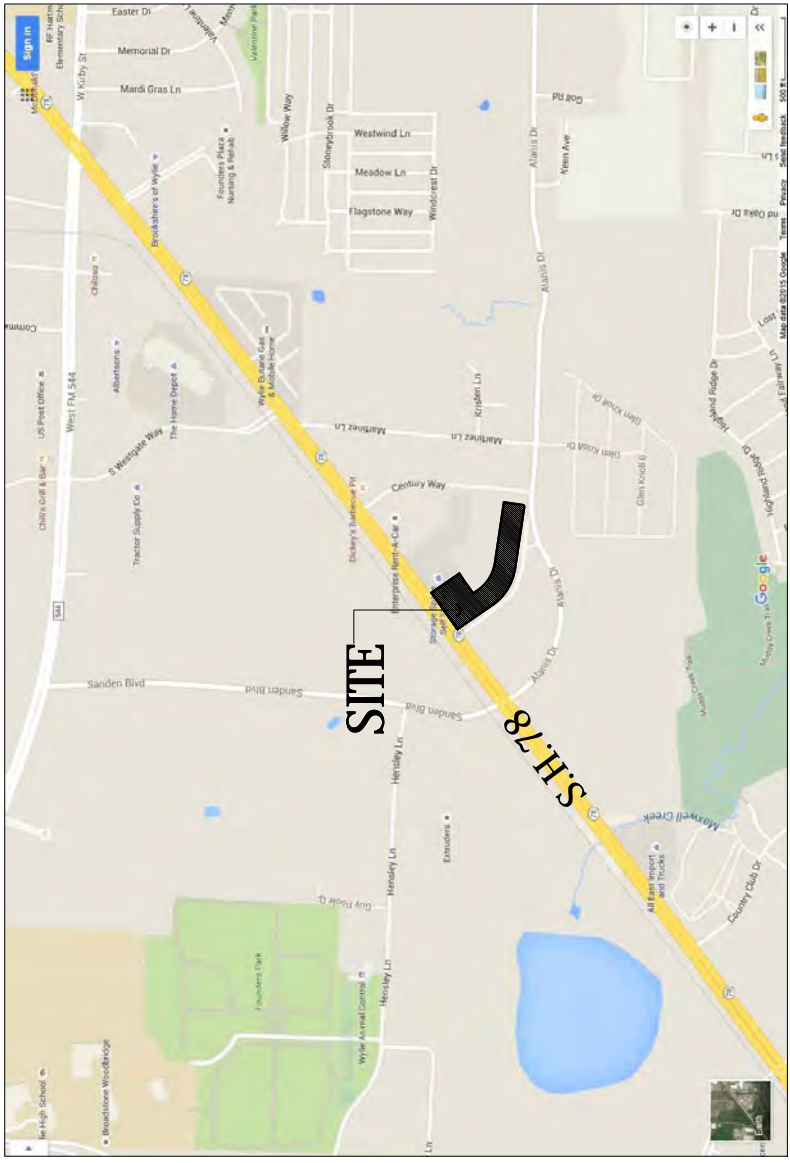
UNIT 1 OF THE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH ANON BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, SANITATION CONTAINER, AND SANITATION CONTAINER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

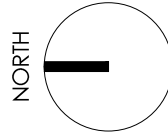
MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE STREET AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPE: ALL PLANTINGS WILL COMPLY WITH THE CITY OF WYIE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.



VICINITY MAP

NTS



ZONED "CC"

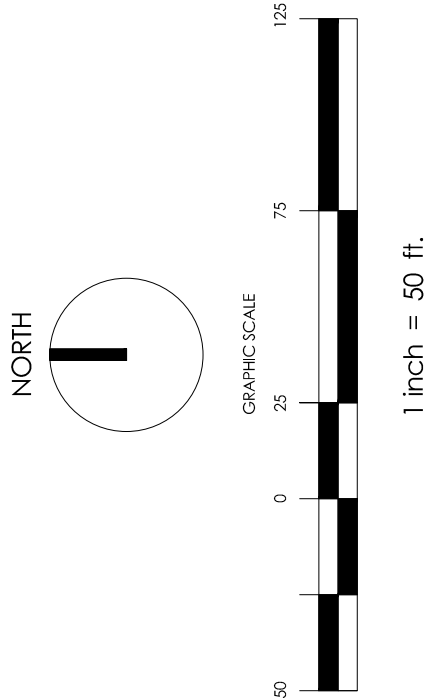
ZONED "CC"

6.245 AC  
LOT 1B, BLOCK A

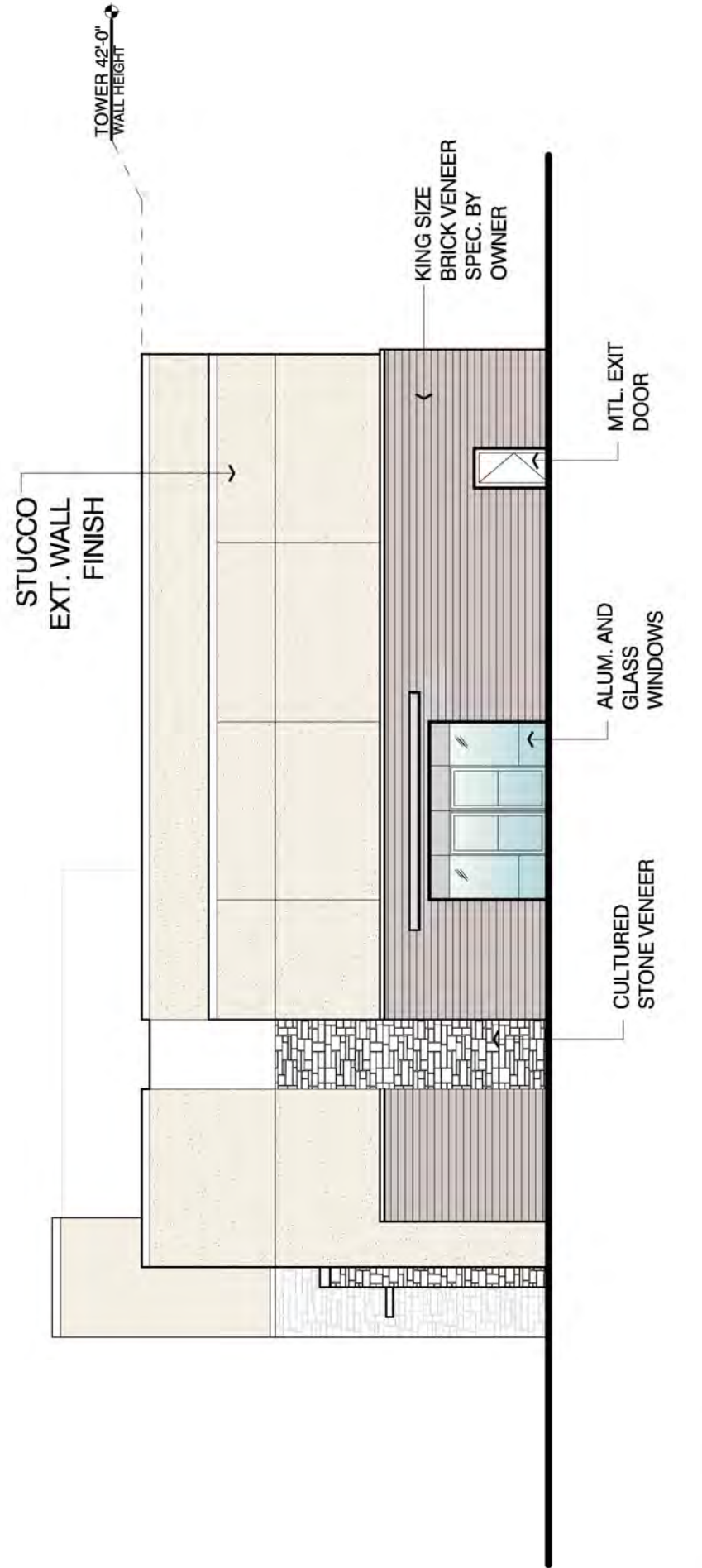
ZONED "LI"

ZONED "LI"

W. ALANIS LANE  
VARIABLE R.O.W.

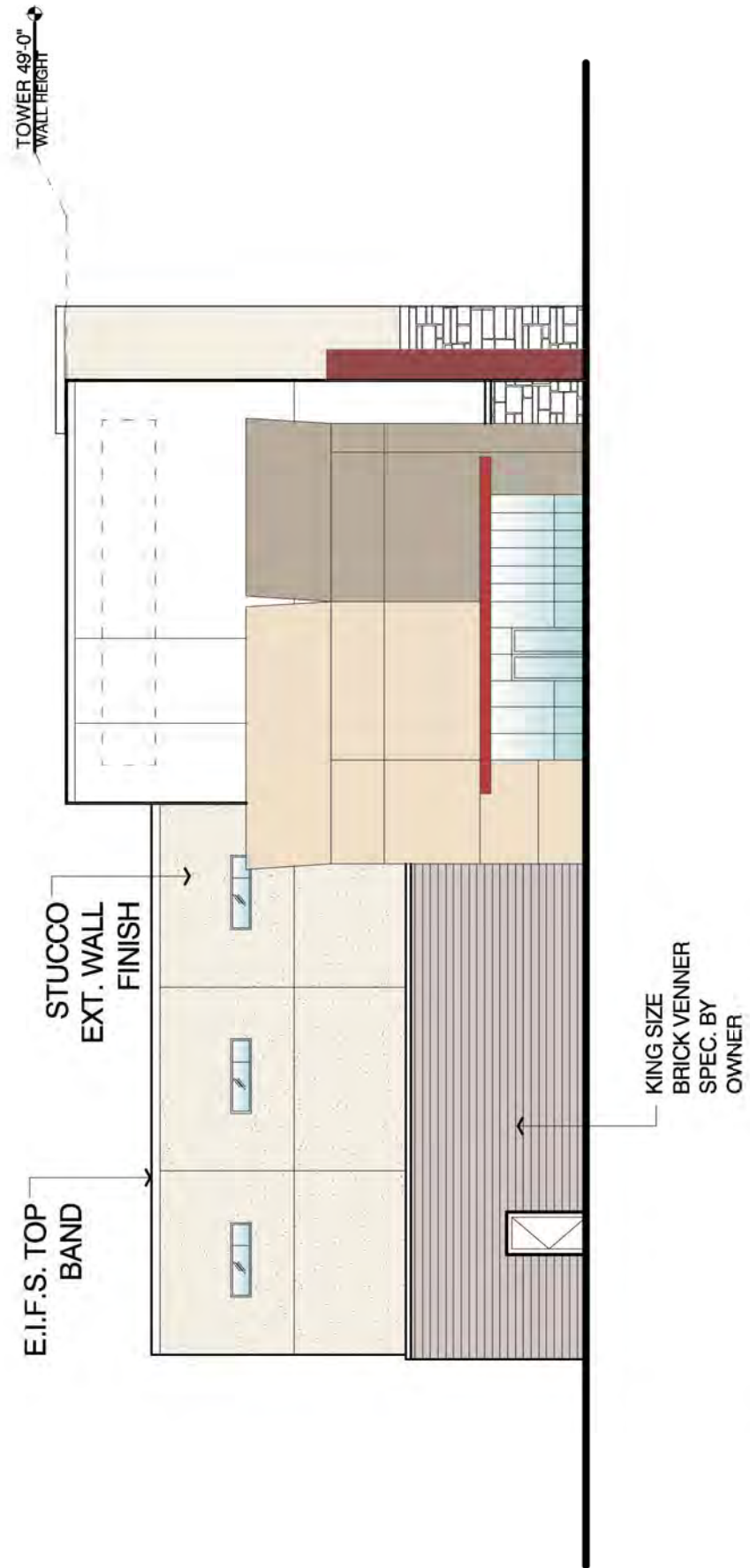






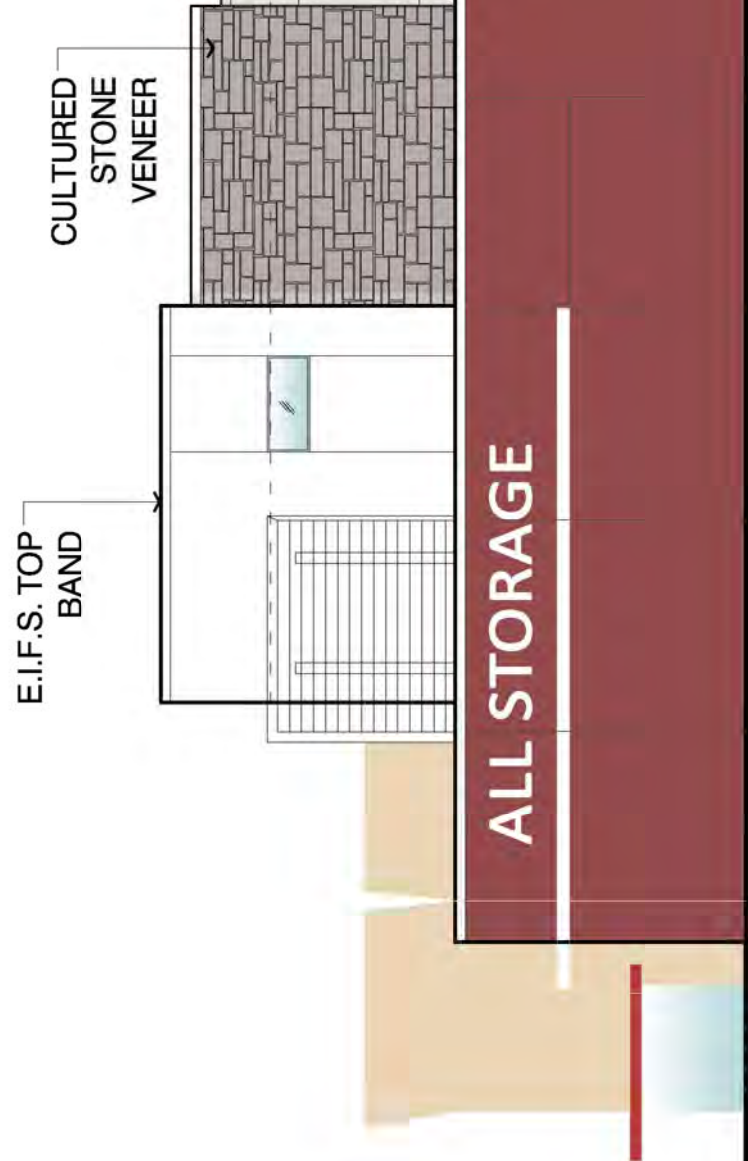
BUILDING A EAST ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS



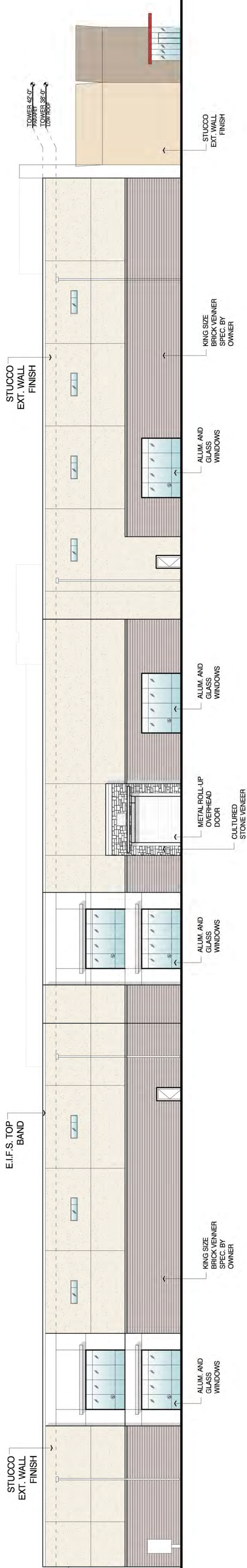
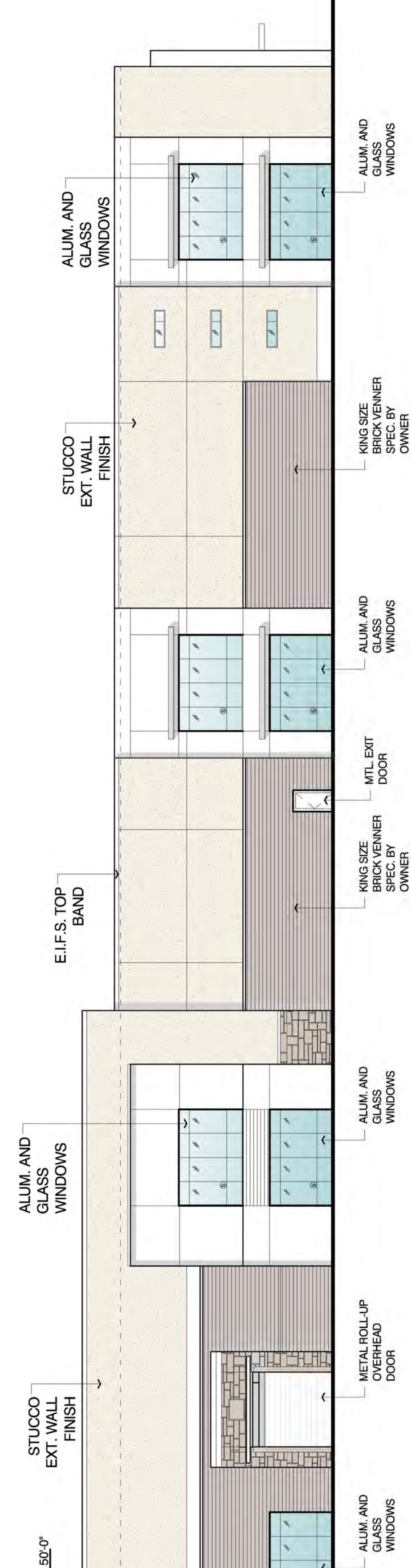
BUILDING A WEST ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS



BUILDING A SOUTH ELEVATION -  $\frac{1}{16}" = 1'-0"$

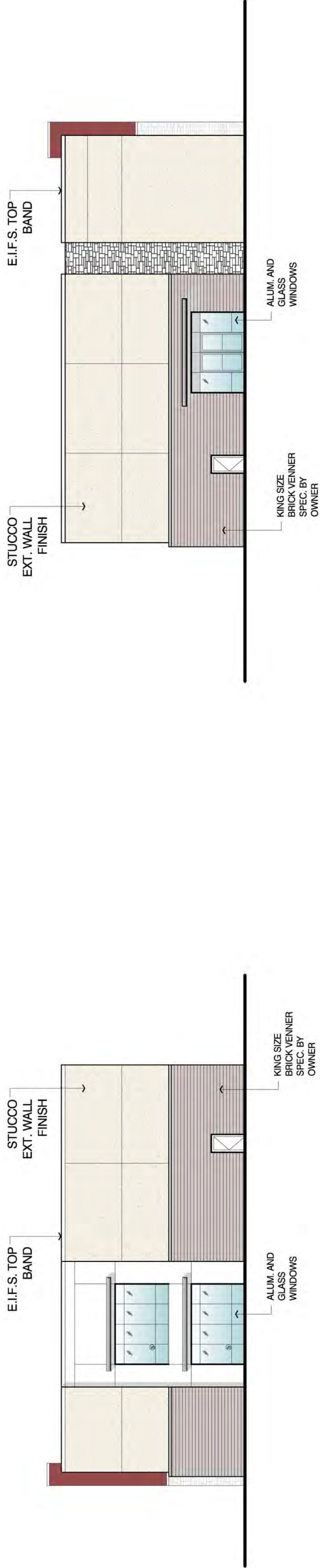
ALL STORAGE FACILITY  
WYLIE, TEXAS



BUILDING A NORTH ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS



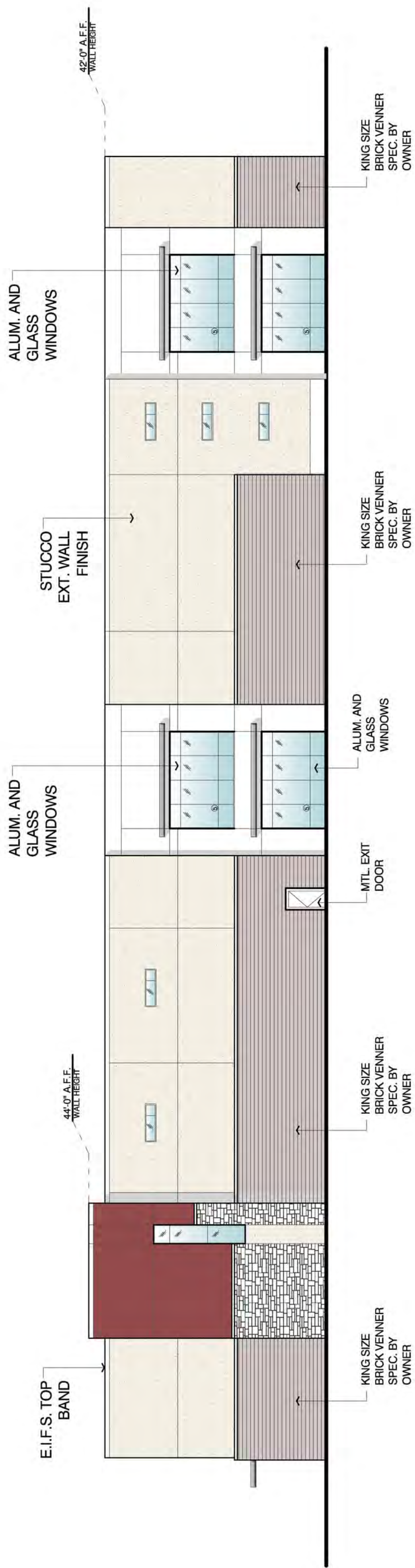


BUILDING B EAST ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS

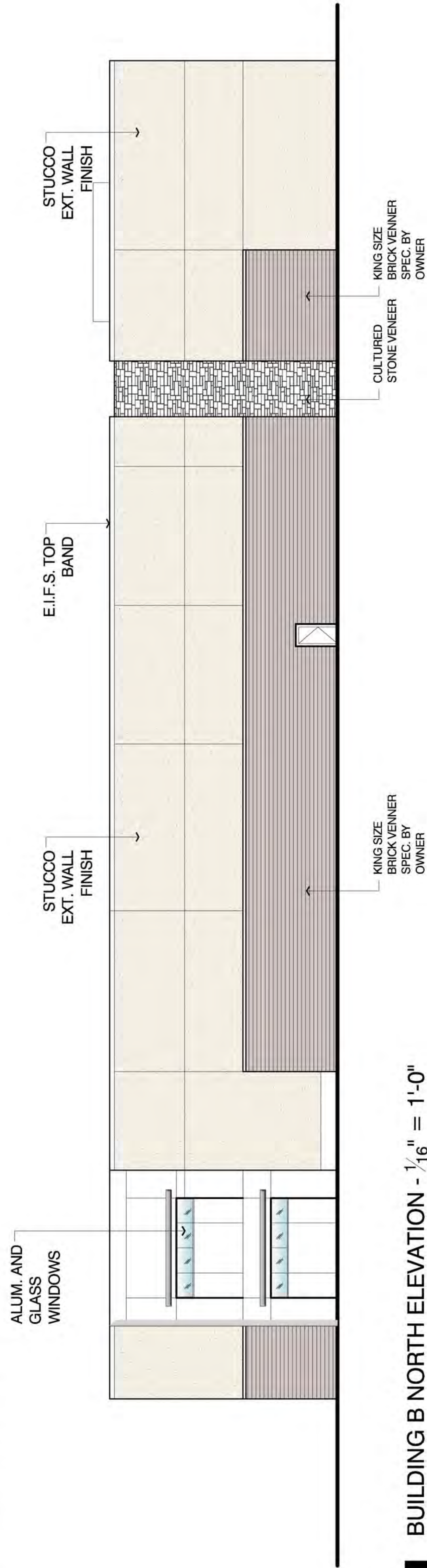
BUILDING B WEST ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS



BUILDING B SOUTH ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS



BUILDING B NORTH ELEVATION -  $\frac{1}{16}" = 1'-0"$

ALL STORAGE FACILITY  
WYLIE, TEXAS



**EXHIBIT "E"**  
**EXISTING STORAGE w/in 2 mile radius of FM544 & SH 78**

<b>Company Name</b>	<b>Address</b>	<b>ZIP Code</b>	<b>Square Footage</b>
AA Assured Storage LTD	440 N Ballard Ave	75098	2,500 - 4,999
AAA Park Storage	774 Park Blvd	75098	10,000 - 19,999
Actions Self Storage	3825 Parker Rd	75098	5,000 - 9,999
Advantage Self Storage	4028 N Highway 78	75098	5,000 - 9,999
Central Self Storage	2802 W Fm 544	75098	5,000 - 9,999
Country Club Storage	2744 Fm 1378	75098	10,000 - 19,999
Great American Storage Co	3475 W Fm 544	75098	20,000 - 39,999
Lavon Self Storage	3151 Parker Rd	75098	10,000 - 19,999
Marshall Boat & Rv	3770 Parker Rd	75098	5,000 - 9,999
Pecan Drive Storage	2775 Pecan Dr	75098	10,000 - 19,999
Storage Space Self Storage	1221 S Highway 78	75098	5,000 - 9,999

Wylie Self Storage	774 Park Blvd	75098	10,000 - 19,999
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# Existing

Storage Locations

E Parker Rd 2511 Parker Rd

Actions Self Storage

Lavon Self Storage

C & L Storage

St Paul

Advantage Storage at Wylie

Wylie, TX, USA

Murphy RightSpace Storage

Central Self Storage

Party Barn Self Storage

Storage Space Self Storage

Sachse

205

## Legend

- Actions Self Storage
- Advantage Storage at Wylie
- C & L Storage
- Central Self Storage
- Hardcastle Self Storage
- Lake Lavon Storage
- Lavon Self Storage
- Party Barn Self Storage
- RightSpace Storage
- Scarecrow Galleries Tattoo Company
- Storage

Google earth

© 2016 Google

3 mi



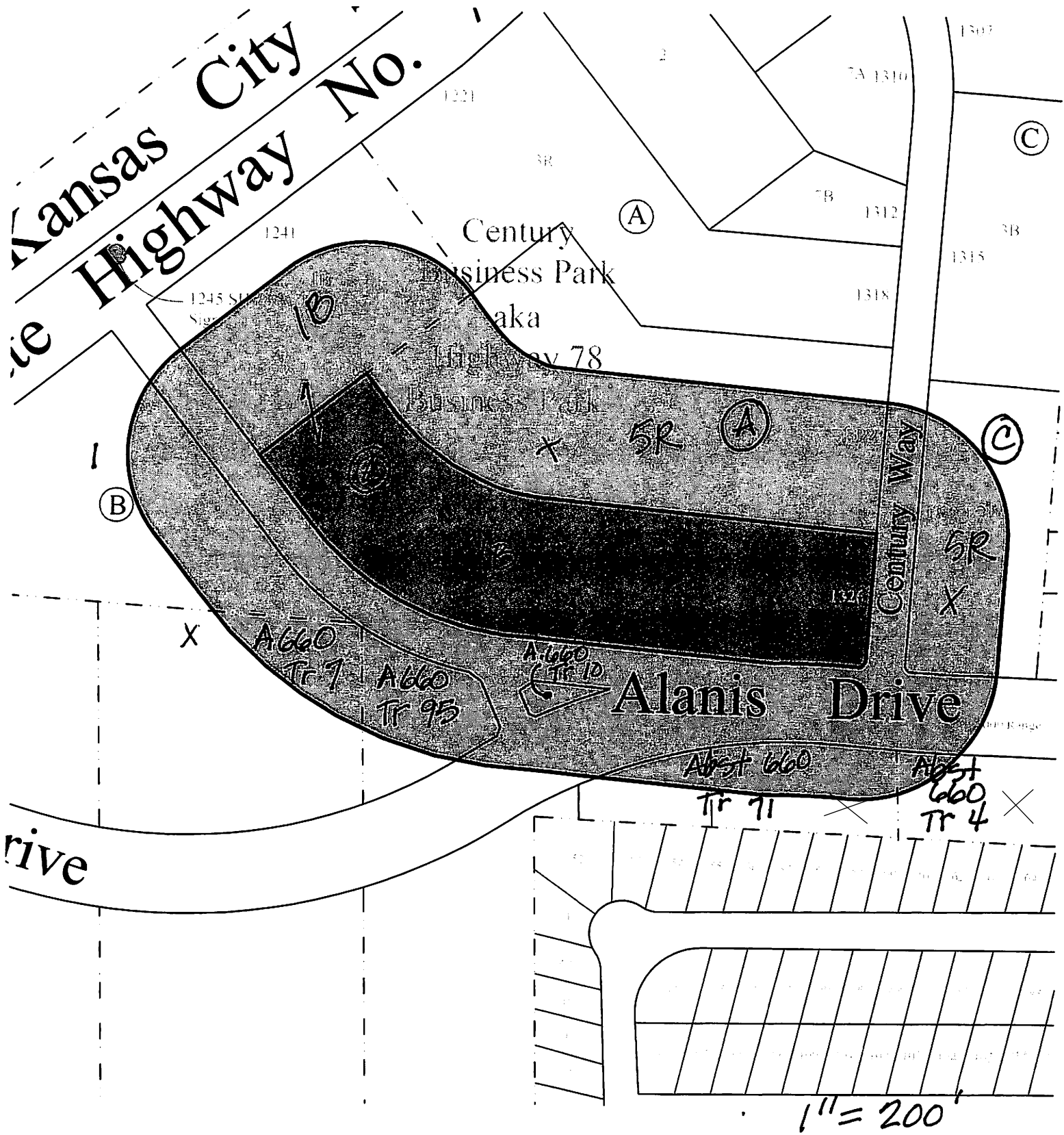
# NOTIFICATION REPORT

APPLICANT: Coy Quine with Regional Management Co.,  
301 S. Sherman, #100 Richardson, Texas 75081

APPLICATION FILE #2016-06

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Coy Quine Regional Management Co., Inc.	310 S. Sherman #100 Richardson, Texas 75081
2	Blk A	Century Business Pk Lot 1B	R-4885-00A-001B-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
3	Blk A	Century Business Pk Lot 5R	R-4885-00A-005R-1	GRVL STRR, LP	1322 Century Way Wylie, Texas 75098
4	Blk B	Century Business Pk Lot 1	R-2103-00B-0010-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
5	Blk C	Century Business Pk Lot 5R	R-2103-00C-005R-1	Texas Prime Properties, LP	1327 Century Way Wylie, Texas 75098
6	Abst 660	Tract 4	R-6660-000-0040-1	Melvin St. John	PO Box 478 Lavon, Texas 75166
7	Abst 660	Tract 7	R-6660-000-0070-1	Easterling Family, LP	6702 Bailey Road Sachse, Texas 75048
8	Abst 660	Tract 10	R-6660-000-0100-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
9	Abst 660	Tract 71	R-6660-000-0710-1	H. Tibbals	PO Box 56 Wylie, Texas 75098
10	Abst 660	Tract 95	R-6660-000-0950-1	Azure Pools, LLC	6508 Crestmoor Lane Sachse, Texas 75048
11					
12					
13					
14					
15					
16					





OWNER NOTIFICATION MAP  
ZONING CASE #2016-06

## PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

\_\_\_\_\_ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

XXXX \_\_\_\_\_ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of  
Planning & Zoning  
Commission meeting:

Tuesday, May 17, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, June 14, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: William George

(please print)

Address: 1327 Century Way & 1310 1312 C?W

Wylie, TX 75998

Signature:



Date:

04-20-2016

### COMMENTS:

\_\_\_\_\_ We are concerned about the traffic and it blocks my companies view from  
the streets.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Commission meeting:

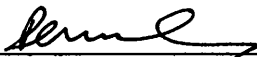
Tuesday, May <sup>3</sup>~~17~~, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

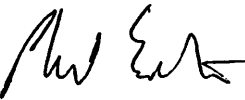
Tuesday, <sup>May 24</sup>~~June 14~~, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: The EASTENLING FAMILY Limited Partnership  
(please print)

Address: 6702 BAILEY ROAD  
SACHSE, TX.

Signature:  Perry W. EASTENLING

Date: 4-27-2016

  
Phil Eastenling

## COMMENTS:

this type of storage building is an eyesore. This type  
of storage was just voted down in Murphy

941 Hensley Lane

# PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, June 14, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: GRVL STRR LP.  
(please print)

Address: 1322 Century Way  
Wylie, Texas 75098

Signature: J. Ottwell Jr.

Date: 4-12-16

## COMMENTS:

A multi story complex will box us  
IN & There will be No-blue-sky-appearance  
Value for me or my neighbors. You have already  
Totally blocked my North-side, Blocking ANY  
Blue. Sky visibility. If you allow this new proposal  
my south side will be blocked also.

4-12-16

J. Ottwell Jr.

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: BOBBIE DEAN, EXECUTRIX FOR EST. of MELVIN ST. JOHN  
(Please print)  
Address: P.O. BOX 478  
LAVON, TX. 75166  
Signature: Bobbie Dean  
Date: 4/28/16

**COMMENTS:**

My Property:

R.D. NEWMAN Survey, Tr. 4, 3653 ac. Jay # R66600000401  
R.D. NEWMAN Survey, Tr. 71, .8321 ac. Jay # R666000007101  
GLENKNOLL MAP, LOT 1, 0.6880 ac. Jay # R163300000101  
It has been brought to my attention that this  
Developer plans to build an exorbitant amount of self  
storage buildings as well as a very tall building. I feel  
this will hurt the value of my property. Also, there are  
already self storages practically behind this property.

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

(Please print)

Address:

Signature:

Date:

**COMMENTS:**

That Kind of Public Facility  
will generate way too much car  
traffic for the small center.

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Commission Meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: REGINA SMITH  
(Please print)  
Address: 1327 CENTURY WAY  
WYLIE TX 75098  
Signature: Roman  
Date: 4-26-16

**COMMENTS:**

I AM HIGHLY AGAINST

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

TAREN S GEORGE (FOR TEXAS

Address:

(Please print)  
1327 CENTURY WAY EROSION SUPPLY  
WYLIE TX 75098

Signature:

Taren S George

Date:

3-27-16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

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Commission Meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Tim Browne

(Please print)

Address:

932-002

1327 CENTURY WAY

Signature:

[Signature]

Date:

04/26/16

**COMMENTS:**

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

David Hodgman

(Please print)

Address:

1327 Century Way, Wylie TX

Signature:

David Hodgman

Date:

4-26-16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Brian Ralph  
(Please print)  
Address: 1327 Century Way  
Wylie TX 75098  
Signature: [Signature]  
Date: 4-26-16

**COMMENTS:**

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# PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

(Please print)

Address:

Signature:

Date:

COMMENTS:

Wylie does not need this!

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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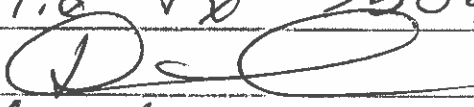
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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Dwain Spence  
(Please print)  
Address: 1315 Century Way  
Wylie Tx 75098  
Signature:   
Date: 4/26/16

**COMMENTS:**

Why do we need another  
Storage Place

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
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City Council meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: William C. Haggins JR.  
(Please print)  
Address: 3007 Wateridge Ct.  
  
Signature: William C. Haggins Jr  
Date: 4-26-16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

     I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of  
Planning & Zoning  
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Madalena Bonilla  
(Please print)  
Address: 2802 W Fm 544  
Wylie, TX. 75098  
Signature: Madalena Bonilla  
Date: 4-26-16

**COMMENTS:**

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# PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Alan Moody

(Please print)

Address:

1111 Rock Blvd

Signature:

Alan S. Moody

Date:

5-26-16

COMMENTS:

Go To Plan



**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Grace Castle  
(Please print)  
Address: 3825 Parker Rd  
Wylie, TX 75098  
Signature: [Signature]  
Date: 4/26/16

**COMMENTS:**

Too many storages within  
a limited sq. miles.

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of  
Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Shawn Lemon

(Please print)

Address: 440 N. Ballard Ave

Wylie, TX 75098

Signature: 

Date: 4.20.16

**COMMENTS:**

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# PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
Planning & Zoning  
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Bryan Neal  
(Please print)

Address: 64 Glen Knoll Wylie TX 75098

Signature: 

Date: 11-26-16

## COMMENTS:

I am against the requested zoning. I have  
not been notified at all about this.  
And am not for this at all. Please do not  
put this up at all.

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RYAN L EORBE

(Please print)

Address: 1310 CENTURY WAY

WYLIE, TX 75098

Signature: 

Date: 4/26/16

**COMMENTS:**

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**PUBLIC COMMENT FORM**  
(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JERRY QUINTON  
(Please print)  
Address: 119 FAIRMOUNT DR.  
WYLIE TX. 75098  
Signature: [Signature]  
Date: 7/26/16

**COMMENTS:**

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# **PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

     I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

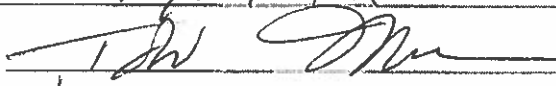
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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Todd Misak  
(Please print)  
Address: ~~1221~~ 1221 S. Hwy 78  
Wylie, TX 75098  
Signature:   
Date: 4/28/16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sam Choate  
(Please print)

Address: 1221 S Hwy 78  
Wylie, TX 75098

Signature: S. Choate

Date: 4-28-16

**COMMENTS:**

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## PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
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Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

NORLAN VAN CLOVE

(Please print)

Address:

108 Hensley Lane

WYLIE, TX 75098

Signature:

Norlan Van Cleave

Date:

4-26-16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Linda Gray  
(Please print)  
Address: 202 S 3rd St  
Wylie, Tx 75098  
Signature: Linda Gray  
Date: 4/26/2016

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Maria Stowe  
(Please print)  
Address: 711 Kerwin CT  
Wylie TX 75098  
Signature: M Stowe  
Date: 4.26.2016

**COMMENTS:**

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**PUBLIC COMMENT FORM**

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Planning Department  
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Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MIKE TAYLOR

(Please print)

Address: 1310 OLD KNOLL DR.

WYLLIE, TX. 75098

Signature: Mike Taylor

Date: 4/26/16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
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Date, Location & Time of  
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Tuesday, May 24, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JAMIE VOLES

(Please print)

Address: 702 Douglas Dr

Wylie TX 75098

Signature: Jamie Voles

Date: 4/26/16

**COMMENTS:**

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# PUBLIC COMMENT FORM

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6.00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MIKE CARROLL  
(Please print)  
Address: 113 N. BALLARD WYLIE  
CARROLL JEWELRY  
Signature: Mike Carroll  
Date: 4-26-16

## COMMENTS:

DOES WYLIE REALLY NEED MORE STORAGE?  
AND IF IT DOES, DOES IT NEED TO BE 4  
STORIES TALL.

**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Tim Browne

(Please print)

Address:

932-002

1327 CENTURY WAY

Signature:

Tim

Date:

04/26/16

**COMMENTS:**

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**PUBLIC COMMENT FORM**

(Please type or use black ink)

Planning Department  
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Date, Location & Time of  
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Roseann Richards  
(Please print)

Address: 1221 S. Hwy 78  
Wylie, Tx 75098

Signature: Roseann Richards

Date: 4-28-16

**COMMENTS:**

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# Wylie Planning and Zoning Commission

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## AGENDA REPORT

Meeting Date:	<u>May 3, 2016</u>	Public Hearing Item Number:	<u>3</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Renae' Ollie</u>		
Date Prepared:	<u>04/13/16</u>	Zoning Case Number	<u>2016-07</u>
		Exhibits:	<u>Draft Text Amendment</u>

### Subject

Hold a Public Hearing and consider a recommendation to the City Council, amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. **ZC 2016-07**

### Recommendation

Motion to recommend approval to the City Council, amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. **ZC 2016-07**

### Discussion

The City Council has declared as a matter of ordinance that the preservation, protection, and use of landmarks and historic districts is a public necessity because they have a special character or a special historic, architectural, aesthetic, or cultural interest and value and thus serve as visible reminders of the history and heritage of the City of Wylie.

At its February 25, 2016 meeting, the Historic Review Commission (HRC) approved amendments to the Downtown Historic Ordinance to be more concise in outlining design guidelines and criteria for the district.

A section was added to define contributing and non-contributing structures and to provide guidelines for not only new development, but major renovations as well. The HRC desires to see structures built to a specific period/style. In addition, consideration of exterior color must be approved by the HRC and no like color may be repeated on both sides of the street and adjoining streets.

The ordinance was categorized by New Structures and Existing Structures for both commercial and residential uses. A primary function of the ordinance is to distinguish between standards and guidelines.

*STANDARDS* are more objective, measurable regulations, while *GUIDELINES* are more subjective statements through which the City proposes additional design strategies.

Article 6.3 is attached as Exhibit "A" and includes highlights showing current standards and proposed.

Notices were mailed out to 179 property owners within the DTH to notify them of the proposed amendments and the meeting dates.

### Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>04/29/16</u>

## ARTICLE 6 SPECIAL PURPOSE AND OVERLAY DISTRICTS

### SECTION 6.3 DOWNTOWN HISTORIC DISTRICT (DTH)

#### A. *Purpose*

Wylie's downtown has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a historic district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings and the compatibility of new structures and uses with the historic nature of downtown.

A non-contributing building and/or structure means a building not contributing to the historic significance of the district and does not add to the district's sense of time and place, and historical development; or one where the location, design, setting, materials, workmanship, feeling, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Typically, contributing structures are older than 50 years. Typically, non-contributing structures are less than 50 years old. *For the purposes of this section, a contributing structure shall be those structures built prior to the World War II.*

#### PERIOD OF SIGNIFICANCE: 1890-1940

**CONTRIBUTING STRUCTURES:** Any building within a historic district that adds to the overall historic integrity and architectural quality of the district.

**NON-CONTRIBUTING STRUCTURES:** An existing building within a historic district that does not contribute to the historic character of the district. These buildings were usually constructed after the era of significance. (1890-1940).

Architectural Styles that are prominent or important to the City of Wylie vary in style and form. New structures and major renovations should be compatible with these existing styles. (Virginia Savage McAlester's book "*A Field Guide to American Houses*" would be an appropriate reference).

- Victorian (1860-1900)
  - **Architectural Precedent:** National Folk, Queen Anne, Italianate
  - **Roof Type:** Asphalt/ fiberglass shingles
  - **Roof Forms:** Steep pitched of irregular shape, dominant front-gabled, gable front and wing, side-gabled, pyramidal with moderate pitch.
  - **Heights:** One and two stories
  - **Eave:** Boxed or open
  - **Building Materials:** Wood siding, patterned wood shingles
  - **Detailing:** Porches with spindlework detailing and jigsaw cut trim. Lace-like spandrels and turned balusters may be used in porch railings and in friezes suspended from the porch ceiling. Window surrounds may have simple pediments above
  - **Other Features:** Spindlework details and jigsaw cut trim is sometimes used in

the gables.

- Arts and Crafts (1870 – 1920)
  - **Architectural Precedent:** English Arts and Crafts movement, oriental wooden architecture, and the manual arts
  - **Roof Type:** Asphalt/ fiberglass shingles
  - **Roof Forms:** Front, cross, side, or hipped gabled roofs with low-moderate pitch
  - **Heights:** One and one-half to two stories
  - **Eave:** Intermediate too deep with or without exposed rafter tails
  - **Building Materials:** Wood weatherboards or shake is most common; stone, brick, concrete block, and stucco are also used
  - **Detailing:** Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. Roof timbers either extend through the wall to support the eave or false rafter ends are added
  - **Other Features:** Craftsman doors and windows are similar to those used in Vernacular Prairie houses.
- Transitional
  - A mix of architectural styles, like Queen Anne derivatives with classical revival elements.
- Minimal Traditional (1935 – 1950)
  - The Minimal Traditional structure has almost no overhangs and more often a gabled roof, double-hung windows and minimal architectural details.
- Colonial Revival (1880 - 1955)
  - Accentuated front door with decorative crown supported by pilasters. Can be asymmetrical with varied roof types.
- Georgian (1700 – 1780; locally to ca. 1830)
  - Paneled front door, usually centered and capped by an elaborate decorative crown supported by decorative pilasters. Typically a simple one or two story box with varied roof types.
- Texas Folk Houses – built to provide basic shelter with little regard for changing fashion. They are strongly influenced by geography than by architectural styles.
  - Full-width, shed-roofed front porch,
  - Simple roof forms (pyramidal, gables or hip roofs)

## **B. District Boundaries**

1. The Downtown Historic District (DTH) is generally bounded by State Highway 78 on the south, Cottonbelt Avenue on the west, from Eliot Street to Brown Street, and including property north of Brown Street on Keefer, and to the eastern property line of those lots facing west on Second Street from Brown Street to the north and Marble Street to the south, and those properties north of Brown Street along Ballard Avenue facing east and

continuing north to Tract 4 of the Samuel B. Shelby Abstract and approximately 100 feet of frontage of those lots facing west and continuing north parallel to Ballard Avenue and encompassing all of Block 1, Lot 5 of the Russell #01 Addition and Block 1, Tract 49 of the James Truett Abstract.

2. The precise boundaries of the Downtown Historic District shall be shown on the official zoning map of the City of Wylie. The boundaries of the Downtown Historic District may be amended from time to time based on a request from area property owners, a request of the staff, the Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:
  - a. Any additions to the district shall be contiguous to the existing boundaries of the district;
  - b. Any reductions in the district shall be located on the edge of the district such that a hole is not left inside the district; and
  - c. If requested by a property owner, a petition shall be presented showing owners of more than 50 percent of the land within the district, excluding streets, and owners of more than 50 percent of the building sites in the district are in support of the requested change in boundaries.

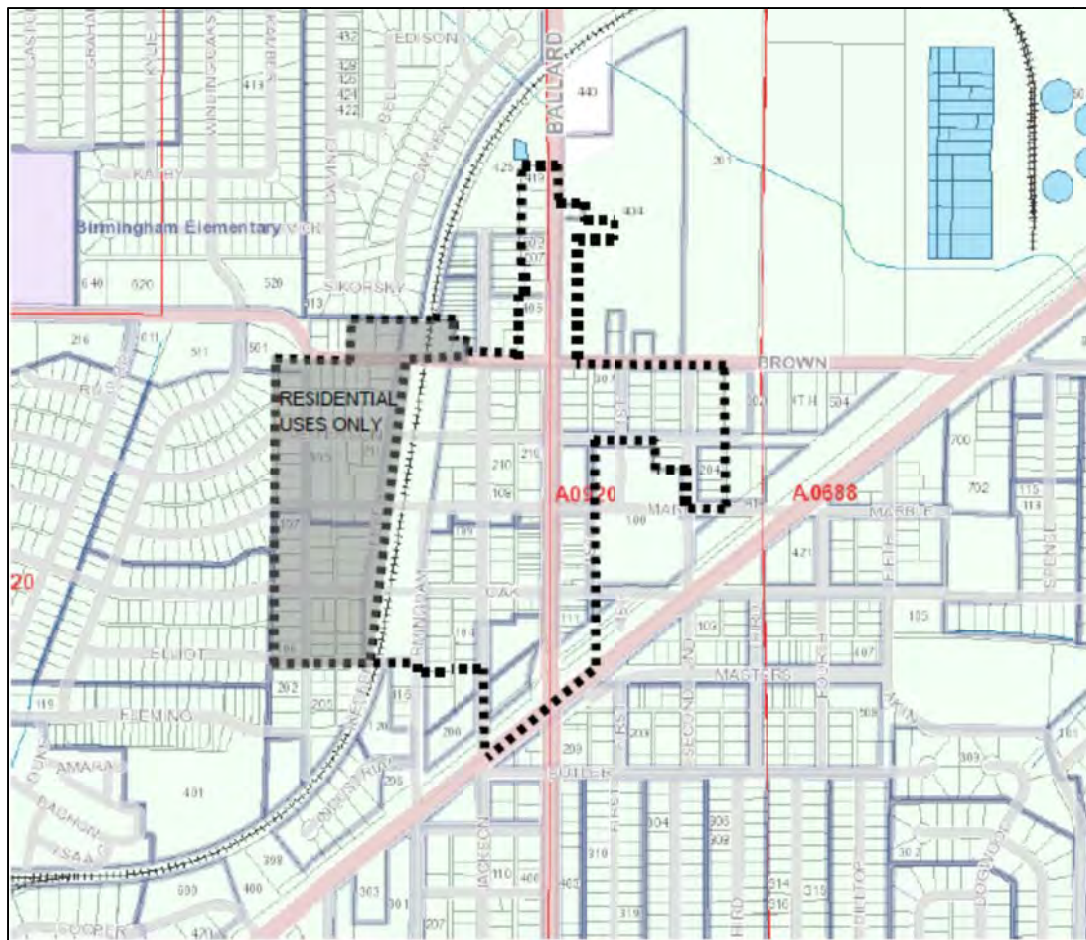


FIGURE 6-1 DOWNTOWN HISTORIC DISTRICT BOUNDARIES

### C. General Provisions

1. Site plan and design review submitted to the Planning Department is required for new construction and substantial renovation of existing buildings within the Downtown Historic District. Substantial renovation means:
  - a) Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters; **also includes exterior paint.**
  - b) An increase in the floor area of the building greater than 10 percent.
  - c) Adding new exterior building materials that do not match the existing materials.
  - d) Interior renovation of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this article. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review.)
  - e) Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this article. All other provisions shall apply.

- ~~1. 2. Interior renovation of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this article. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review.)~~
- ~~3. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this article. All other provisions shall apply.~~
2. Historic Review Commission
  - a. **Establishment.** Historic Review Commission (HRC) shall be appointed by the City Council and shall consist of seven (7) members in accordance with Ordinance 2013-17, and as amended.
  - b. **Rules and Regulations.** The HRC will be responsible for reviewing and recommending an action to the Planning and Zoning Commission and/or the City Council for proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic Ordinance and to consider future amendments and long range goals of the District.
3. Submission of Plans. A completed application declaring the proposed style shall be submitted with a fee, accompanied by the following, and any other necessary documents required by the Planning Department:
  - 1) Site plan showing existing and proposed structures and improvements
  - 2) Interior floor plan showing all spaces, doors and windows
  - 3) Exterior elevations including
    - 1) Existing & proposed changes
    - 2) Doors & windows
    - 3) Architectural features
    - 4) Trim details
    - 5) Material details
    - 6) Exterior paint color
  - 4) Roof Plan
  - 5) Accessory Structures
  - 6) Sections (for additions)

#### **D. Permitted Uses**

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.
2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.



- a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.
- b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.
- c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.
- d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.
- e. Only residential uses are permitted for those lots along Cotton Belt Avenue, and along Keefer Street from Elliot Street on the south to Brown Street on the north, and including properties north of Brown Street on Keefer Street, as depicted in Figure 6.1 and on the official zoning map of the City of Wylie.

#### **E. *Downtown Historic District Development and Design Standards***

Each historic style in Wylie is equally important, just as each house and the way it has, or will, develop is important. The historic district designation is not meant to freeze the neighborhood in time, but rather to guide the neighborhood into the future. The most significant events that effect the change of character in a historic district are remodeling, demolition and new construction. When altering an existing structure, or constructing a new structure in the district, it is important to draw upon the context of the local neighborhood for inspiration. This does not mean that new construction should mimic existing buildings. However, new construction should be sympathetic to the existing building typologies within the district and, more specifically, in the block face, if applicable.

- ~~1. All properties must meet requirements provided in this section for Site Design, and Architectural Standards.~~
- a. **Purpose of Downtown Historic District Design Standards.** The purpose of these design standards is to ensure the preservation of the historic and architectural qualities which make the Downtown Historic District a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.
  - a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.
  - b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of Downtown Wylie, ensure new construction is compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.
- ~~3. **Design Standards Review.** All new development shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.~~
  - ~~a. **Historic Review Commission (HRC)** shall be appointed by the City Council and shall consist of seven (7) members in accordance with Ordinance 2013-17, and as amended.~~

- ~~b. The HRC will be responsible for reviewing and recommending an action to the Planning and Zoning Commission and/or the City Council for proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic Ordinance and to consider future amendments and long-range goals of the District.~~

**Definition of “Standards” and “Guidelines”**

Standards are objective, measurable regulations, often illustrated through diagrams and sketches with which all projects must comply. They will use language such as “shall” and “prohibit”. If a project of exceptional design is clearly consistent with the Purpose of the Standards and Guidelines but does not conform to a certain standard, the Historic Commission may approve a Certificate of Appropriateness (COA) that cites the project’s compliance with that purpose.

Design Guidelines are more subjective statements through which the City proposes additional design strategies and will use language such as “should” and “may”. The guidelines should be suitable for most projects, and developers should endeavor to ensure that guidelines are followed to the extent possible.

**b. Standards and Guidelines for New Commercial Construction, Reconstruction, and Additions**

- a. **Design Principles of New Construction.** New construction should reflect design concepts of the period in which it is created, while recognizing that a new building or additions must fit within an existing framework of a variety of older structures. New structures and additions shall harmonize with older structures. Means for differentiating may include materials, form and construction method. Style is discouraged from being the primary indicator of differentiation.

~~b. Site Design Standards~~ **Design Standards – New Commercial Structures**

**1) Building Placement – New Commercial Structures**

- (a) Buildings shall be placed on the front property line. Buildings may be moved back from the front property line a total of four feet to provide for wider sidewalks and entries, if: The buildings takes up an entire block face; or is located on a corner; or has a total frontage of more than 50 percent of the block face.
- (b) New commercial structures shall be allowed only in block faces which are predominately developed with existing commercial structures, or are predominately vacant land.
- (c) Buildings shall be placed on the side property line. Buildings may be moved back from the side property line a total of four feet to provide for wider sidewalks and entries when the side property line is along a street.
- (d) Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.



- (e) All service areas and loading shall be from the alley where applicable.
- (f) New commercial structures shall construct at least a six (6) foot wide side walk.

## **5.—Architectural Design Standards**

### **2) Street Facade – New Commercial Structures**

- (a) Primary street facades for nonresidential buildings in the Downtown Historic District shall have the following basic features of existing historic buildings:
  - 1) Cornice at top of facade;
  - 2) Display windows with transom windows above and lower window panels below.
  - 3) Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.
  - 4) Second floor windows, recessed with multiple lights, lintels, and sills.
- (b) Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown. Maintain as much of the original basic façade as possible. The basic façade consist of three parts: the storefront, with large display windows and transom; the upper façade, with large regularly spaced windows; and the decorative cornice.
- (c) Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme existing within downtown and appropriate for the historic and architectural character of the commercial structure. (Reference Preservation or Historic Color Palettes ~~Sherwin-Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette~~)
- (d) ~~No like color may be repeated on both sides and or adjoining streets.~~
- (e) In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:
  - 1) Street facades on side streets that meet the requirements for primary facades; or
  - 2) Buildings on corners which create a diagonal corner cut with the entrance on the corner; or
  - 3) Pediments added to the top of the facade; or
  - 4) Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or
  - 5) Use of natural wooden doors with glass windows; or
  - 6) Projecting canopies and or awnings placed over the ground floor windows and doors

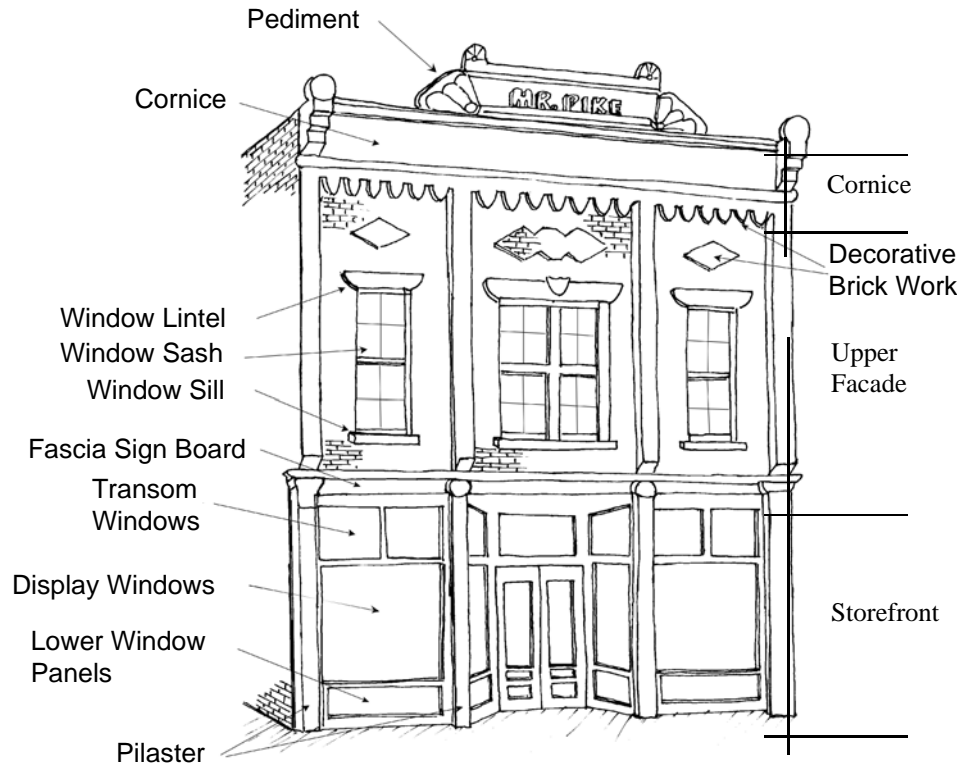


FIGURE 6-2 TYPICAL FEATURES OF COMMERCIAL STRUCTURES IN THE DOWNTOWN HISTORIC DISTRICT

### 3) Building Proportions – New Commercial Structures

- a) Overall height of single story commercial buildings in the Downtown Historic District shall be between 18 and 26 feet.
- b) The proportion of the height to width of the facade between pilasters shall be in the range of 2.5 to 1 to 3 to 1. The basic window units shall be between 2 to 2.5 times the remaining height to the top of the cornice.
- c) The ground floor facade shall have at least 45 percent of its area in transparent windows, or doors. The second floor facade shall have at least 20 percent of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.
- d) The building height shall not exceed thirty-five (35') feet at the highest point of the cornice and up to forty (40') feet for architectural elements including but not limited to turrets, pinnacles and pediments.

### 4) Building Materials – New Commercial Structures

The base facade materials for commercial structures within the Downtown Historic District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Downtown Historic District.

**5) Fencing – New Commercial Structures**

Any fencing for commercial structures within the Downtown Historic District shall be in the rear of the building not visible from the street.

**6) Parking for Nonresidential Uses**

- a. Commercial Uses less than 4,000 square feet in a block face with existing historic commercial buildings shall not be required to provide off-street parking.
- b. Commercial Uses over 4,000 square feet will be required to provide off-street parking under the following standards:
  - 1) A minimum of 50% of all required parking, in accordance with Article 5 Use Charts of this Ordinance, shall be located on site as required by specified use. All on-site parking shall be placed a minimum of 10 feet behind the front façade of the building with a landscape buffer provided. Not more than 140 feet of contiguous frontage of parking shall be visible from a street. On-site parking shall also provide spaces for bicycles at a rate of one for every full 25 spaces of required parking.
  - 2) Alternative materials, such as pavestones and grasspavers can be used for driveways and parking spaces, subject to approval of the City Engineer.
  - 3) Up to 25 percent of the required parking can be provided by on-street parking in front or to the side of the building.
  - 4) The remainder of the required parking can be provided by off-site parking facilities within 1,000 feet of the site. No off-street parking can be developed with frontage on Ballard Street or the block face on the east side of Jackson Street.
  - 5) Upon a finding that a parking reduction is necessary to preserve historic buildings and maintain the design integrity of the Downtown Historic District, the Commission may grant parking variances up to a maximum of 75 percent of the required parking.
  - 6) Off-street parking lots with over 20 spaces are required to have landscaping and lighting that meets the standards for other nonresidential developments. (Article 4, Section 4.3)

**c. Design Standards – Existing Contributing Commercial Structures**

- 1) Additions to historic buildings shall replicate the style of the main building if possible, otherwise they shall adhere to the general style with simplified details.
- 2) At a minimum, additions shall reflect the massing, roof shape, bay spacing's, cornice lines and building materials of the primary structure.
- 3) When replacing elements that were originally part of an historic building, those elements shall be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used as approved by the HRC.
- 4) Masonry used in additions shall match or complement the color, size and patterns of the brick or masonry used in the historic building.

c. **Standards and Guidelines for New Residential Construction, and Additions**

a. **Design Principles for New Residential Construction.** The use of simplified detailing as not to imitate historic ornamentation. Detailing should be inspired by historic structures rather than mimic historic detailing. A building should harmonize with the neighboring styles. The objective is to complement the context of the neighborhood.

b. **Design Standards – New Residential Structures**

1) **Building Placement – New Residential Structures**

- a) New single family residential structures are only allowed in blocks which are predominately developed with existing residential structures.
- b) Residential structures shall conform with the front yard, side yard and rear yard setbacks of existing residential buildings on the block face. Front yard and rear yard setbacks will be deemed to be in conformity if they are within five feet of the average of the existing setback on either side of the new construction. Side yard setbacks shall be no closer than the side yard setback adjacent to the new construction or 20 feet whichever is less. On corner lots, side yards shall be treated as front yards and shall be the same as that required for the primary front yard.
- c) **Setbacks –** Setback refers to the distance a building is located from a property line. Front setbacks are very important to the character of a historic district. To maintain the character of the district, it is important that new buildings maintain a similar setback to the historic structures on the block. Consistent spacing between buildings helps to establish an overall rhythm along a particular street.
- d) **Site Configuration and Orientation –** The site configuration and orientation of new buildings or structures shall be compatible and consistent with the orientation of existing buildings or structures on the adjacent lots within the block face.
- e) New residential structures shall construct at least a six (6) foot wide sidewalk.

2) **Street Façade – New Residential Structures**

- a) Residential structures within the Downtown Historic District shall have the following basic features of existing residential structures in the district, as appropriate to the architectural style of the building. These features are depicted in the following illustration for definitional purposes.
  - 1) Covered porches integrated into the front facade of the main structure;
  - 2) Multiplicity of roof forms;
  - 3) Columns and railings defining porch;
  - 4) Windows with multiple lights;
  - 5) High pitch roof lines; and
  - 6) Architectural detailing of gables, window and door casings, eave lines, and foundations.

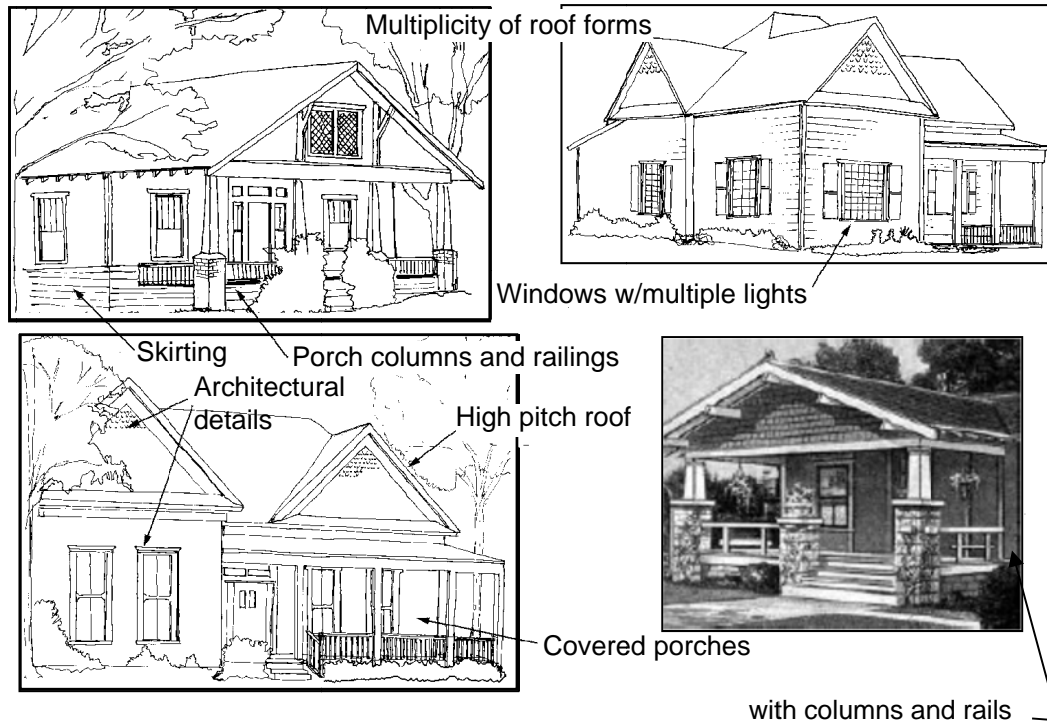


FIGURE 6-3 TYPICAL FEATURES OF RESIDENTIAL STRUCTURES IN THE DOWNTOWN HISTORIC DISTRICT

- b) The orientation of the front façade shall be consistent with the predominant orientations of historic structures found on the block face.
- c) The height and scale of new construction should generally not exceed that of adjacent structures by more than one story.
- d) Roof pitch, form and orientations shall be consistent with those predominantly found on the block face.
- e) Residential structures that have a room projecting from the primary line of the front façade shall have a covered porch across the inset portion of the façade.
- f) Residential structures which do not have any projecting rooms shall have a covered porch across at least two thirds of the width of the facade.
- g) Porches shall have columns and railings around the edge of the porch except for the entrance steps.
- h) Where used, front porches shall be a minimum of 8 feet deep, and be a minimum of 200 square feet subject to the specific architectural style of the house as defined by the National Historic Commission.
- i) Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme existing within downtown and appropriate for the historic and architectural character of the commercial structure. (Reference Preservation or Historic Color Palettes ~~Sherwin-Williams Preservation Palette, Valspar Historic Color Palette~~)



~~or equal would be an approved color palette).~~

- j) No like color may be repeated on both sides and or adjoining streets.
- k) In addition to the above all residential structures shall have at least two of the following desirable design features as appropriate:
  - 1) Use of skirting along the base of the building, in a manner appropriate to the architectural design of the building; Skirting materials shall be durable, suitable for exterior exposure, and installed in accordance with the manufacturer's installation instructions. Skirting shall be secured as necessary to ensure stability, to minimize vibrations, or minimize susceptibility to wind damage; or
  - 2) Use of foundation plantings to soften and conceal the foundation; or
  - 3) Use of architectural detailing appropriate to the architectural style of the building. Architectural detailing includes but is not limited to elements such as carving in porch rails, turned stiles, use of ornamentation around windows, doors, eave lines, porches, and decorative windows and materials within gables.



PORCH W/ SEPARATE ROOF at a  
FOLK VICTORIAN HOUSE



QUEEN ANN STYLE



PORCH AT A FRONT GABLE at a  
CRAFTSMAN HOUSE



SMALL WRAP AROUND PORCH at a FOLK  
VICTORIAN HOUSE

DESIGN TIPS:

- Because the elimination or enclosure of a front or side porch alters the character of a building significantly, it is not considered appropriate.
- Align all header heights.
- Use at least 4" trim for windows, doors and corner boards on residential structures.
- Balustrades are comprised of three pieces: top rail, a bottom rail, and a baluster. When replacing a balustrade it is important to take into consideration style and character of the structure, as well as, existing building code. When installing a new balustrade it should be sympathetic to the architectural style or have simplified detailing.
- Reference national standards: <http://www.nps.gov/tps/standards.htm>

3) **Building Proportions – New Residential Structures**

- a. Residential structures within the Downtown Historic District may be a maximum of two stories in height, so long as the second floor is located under the roof over the first floor. Dormers and/or windows in the gable end of the roof shall be used to provide light and air.
- b. Residential structures shall have a minimum roof pitch ~~of 8:12~~ and style of house that is consistent with those predominantly found on the block face.
- c. The building height shall not exceed thirty-five (35') feet at the roof ridge and up to forty (40') feet for architectural elements including but not limited to turrets, pinnacles.

4) **Building Materials – New Residential Structures**

- a. The primary exterior material for residential structures within the Downtown Historic District shall be wood siding and/or composite masonry materials having a wood pattern.
- b. The width of the siding shall be between ~~four and five inches in width~~ no more than six inches in width.
- c. ~~Renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible.~~
- d. Vertical siding is prohibited. Board and Batten is an acceptable style.
- e. Vinyl siding, plastic, and EIFS are prohibited for use of building envelope materials.
- f. Metal roofs and metal sheeting used as the primary building envelope material on primary residential structures are prohibited.
- g. All development is defined by the base, middle and roof elements with particular attention to the front façade as this is the section that defines the character of the streetscape for the DTH. See Figure 6-4.



FIGURE 6-4 EXPRESSION OF BASE, MIDDLE AND ROOF ELEMENTS

5) **Parking for New residential Uses**

Parking for residential use shall be on site and conform to standards for residential uses in other single family districts.

**4. Design Standards – Existing Residential Structures**

a. **Street Façade – Existing Residential**

- 1) Renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible.
- 2) Additions shall not be constructed on a primary or character defining elevation.
- 3) Additions shall be differentiated but compatible, so that the new work does not appear to be part of the historic building; the character of the historic resource should be identifiable after the new addition is constructed.
- 4) Identifying, retaining, and preserving entrances and porches – and their functional and decorative features –that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.
- 5) Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

**DESIGN TIPS**

*Encourage the retention of original architectural elements:*

- Wood Windows
- Wood Doors



- Columns
- Chimneys
- Porches
- Trim

***Discourage***

- Painting original brick that has never been painted
- The use of vinyl or metal siding
- The removal or replacement of original windows and doors
- The enclosure of porches
- The use of hardy board products except along ground
- The use of vinyl windows
- Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick.
- Removing an entrance or porch because the building has been re-oriented to accommodate a new use.
- Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

**b. Fencing – Residential Structures**

- 1) Fencing placed in the front of the residential structure shall be limited as follows:
  - a) Height not to exceed 3 feet;
  - b) At least 50 percent of the surface area of the fence shall be open and transparent;
  - c) Made from wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels;
  - d) Have the posts and rails facing the inside of the fence.
- 2) All fences placed in front of the residential building shall be decorative in design.
- 3) Fences placed behind the residential building shall conform to fencing requirements for single family development elsewhere in the city.

**F. DEMOLITION AND RELOCATION OF A STRUCTURE**

Any structure being considered for demolition or relocation requires HRC approval.

**1. Demolition of a structure will NOT be allowed if:**

- a. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
- b. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings

- on the block, or
- c. A structure is of old or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
- d. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.
- 2. Demolition of a structure MAY be allowed upon approval by the Commission and the issuance of a demolition Permit:
  - a. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
  - b. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a noncontributing structure), and its removal will result in a positive, appropriate visual effect in the district.
- 3. Relocation of a building may only be moved from one site to another site WITHIN the historic district under the following conditions:
  - a. The building is seriously threatened in its original location,
  - b. The integrity and structural soundness of the building will be maintained,
  - c. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location, and
  - d. The removal of the building from its original site will not create a detrimental view or loss of integrity on its immediate block.
- 4. Relocation of a building may be moved from a site OUTSIDE of the historic district to a site within the historic district under the following conditions:
  - a. The integrity and structural soundness of the building will be maintained,
  - b. The building will be compatible with the overall character, visual appearance, and site orientation of existing buildings on the block at the new location, and
  - c. Any proposed replacement at the original site will result in a more positive visual effect on its immediate block.
  - d. Any relocated building in the historic district shall be rehabilitated (i.e. repaired and/or rehabilitated) in accordance with the applicable sections of these guidelines so as to retain the original character, architectural details, design, and materials of the structure.

## G. Signs

**Purpose:** All signs in this section are applicable to the Downtown Historic District only and are not appropriate to any other zoning district. The purpose of this section is not to regulate the content of any sign, but to regulate the area, material, and placement of new signs and alterations made to existing signs and to ensure consistency and to preserve the Downtown Historic District as a desirable area that is pleasing and visually attractive.

**a. General Provisions:**

- (1) Pole sign means any sign erected on a vertical framework consisting of one upright supported by the ground and where there is a physical separation between the base of the sign and the ground.
- (2) Signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated signs must be constructed of non-combustible material or approved plastics.
- (3) New signs should respect the size, scale and design of the historic building.
- (4) New signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard for example.)
- (5) No sign permitted under the regulations of this section shall be installed without first obtaining zoning clearance and a sign permit.

**b. Signs for Residential Structures**

- (1) The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- (2) The maximum height of a pole sign structure shall be six (6) feet when no lighting is included. The maximum height of a pole sign structure shall be eight (8) feet when a globe type light is included.
- (3) Logos and symbols may be illuminated or backlit by fluorescent fixtures. The use of indirect lighting is also allowed.
- (4) The use of a fluorescent color on a sign is prohibited.
- (5) No more than one pole sign may be displayed on a premise at any given time.
- (6) The sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside face of curb.
- (7) Single acorn type luminaires, flutes, moldings or other traditional details are strongly preferred. See Figure 6-5.



FIGURE 6-5 TYPICAL POLE SIGN FEATURES FOR RESIDENTIAL

**c. Signs for Commercial Structures**

- (1) The size of the sign shall be in proportion to the building and the neighboring structures and signs.
- (2) The total maximum allowable sign area for each building face is one square foot per one linear foot of a single tenant, not to exceed 70 square feet, whichever is less.
- (3) The total maximum allowable sign area for each building face is one square foot per one and one-half (1-1/2) linear foot of a multi-tenant building, not to exceed 100 square feet whichever is less.
- (4) Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.
- (5) No sign or portion of a sign shall extend above the cornice line at the top of the building face. Roof top signs are prohibited.
- (6) For buildings without a recognizable style, the sign shall adopt the decorative features of the building, utilizing the same materials and colors.
- (7) The structural materials of the sign should match the historic materials of the building. Wood, metal, stucco, stone or brick, is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate.
- (8) Attached signs may only be illuminated utilizing internal lighting. Exterior letters with exposed neon lighting are allowed.

**d. Window Signs**

Window signs do not require a permit or a permit fee. Window Signs must meet the following regulations:

- (1) Window Signs must not obscure more than 20 percent of the window area per façade.
- (2) No illuminated Window Signs shall be allowed within two feet of the window surface, except for open/closed signs.

**e. Awning Signs**

- (1) An Awning may extend the full length of the wall of the building to which it is attached and shall solely be supported by the exterior wall of the building. The awning sign shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.
- (2) Artwork or copy on Awning Signs shall be limited to a business name and or logo.
- (3) The artwork or copy for an Awning Sign shall not exceed twenty percent (20%) of the area of the Awning and shall extend for no more than sixty percent (60%) of the length of the Awning.

**f. Projecting Signs**

- (1) Signs shall be constructed of noncombustible material.
- (2) Signs shall not project more than three feet (3'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.
- (3) Bottom of the sign shall be at least 8 feet above the sidewalk.
- (4) Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.
- (5) Signs shall not exceed sixteen (16) square feet per sign face.

**g. Canopy Signs**

- (1) A Canopy Sign is a permanent structure that is supported by the building or by a support extending to the ground directly under the canopy. The Canopy Sign may be attached to, or be an integral part of the face of a canopy.
- (2) A Canopy Sign may consist of only the name and/or logo of the business at the location of the canopy.
- (3) The artwork or copy on a Canopy Sign shall not exceed ten percent of the face of the canopy, or a maximum of twenty-five (25) square feet, whichever is greater.
- (4) An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

**h. Special Events Banner Signs**

- (1) A Special Event Banner sign is composed of cloth, plastic, canvas or other light fabric.
- (2) Only banners promoting or supporting local community events will be permitted over public right-of-ways.
- (3) An application to place a banner over a public right-of-way shall be submitted to the Building Inspections Department at least 10 days before the date to be installed.

- (4) The City of Wylie may erect and remove banners over public right-of-way. Banners may only be installed at locations approved by the City.
- (5) The maximum banner size allowed is 4 x 36 feet, unless extended over the public right-of-way. Banners must be in good repair at all times.
- (6) The banner may remain a maximum of fourteen (14) days. A maximum of two banners can be hung for each event with placement of the second banner provided as space allows. Only one banner will be hung at each location.
- (7) When a banner over the public right-of-way is removed, the applicant is responsible for picking up the banner from the City of Wylie Service Center within ten (10) working days of the removal date. A late fee of \$50 will be charged for banners left after the ten (10) day period. Unclaimed banners will be disposed of 30-days after removal date.
- (8) Banners not defined as Special Events Banners are regulated by the City's current Sign Ordinance and as amended.

**i. A-Frame/Sandwich Board Signs**

- (1) No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.
- (2) No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.
- (3) Materials suggested for use for signs are finished hardwoods, or softwoods. Materials not allowed include, but are not limited to, fluorescent materials, paper or fluorescent paints.

**j. Exempt Incidental Signs.** Small incidental signs can be installed along a business frontage without permit approval from the City. Incidental signs are commonly seen as menu boards, open signs, small window signs noting hours of operation, and small hanging signs. Incidental signs do not include other signs specifically listed within this ordinance. Although a permit is not required for these type signs, the following guidelines must be maintained.

1. No more than three (3) incidental signs per building entrance.
2. Maximum area allowed is 3 sq. ft. each, with a total cumulative area not to exceed 7 sq. ft.;
3. Incidental signs that project over or into a pedestrian right-of-way must be at least 7'-6" above the sidewalk;
4. Cannot project beyond the awning;
5. Cannot extend above the awning;





Figure 6-6 Exempt Incidental Signs